



Rithya Constructions India Pvt Ltd

WE BUILD YOUR DREAMS

We
build
your
dreams



BHASKAR

RITHYA HEIGHTS



Rithya Constructions India Pvt Ltd

WE BUILD YOUR DREAMS



Thatithopu, Cherlopalli, Opp. Surendra Hospital, Tirupati



Rithya Constructions India Pvt Ltd

WE BUILD YOUR DREAMS

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Rithya Constructions India Pvt Ltd

Started in the year 2016 by Mr. Bhanu Kiran, Rithya Constructions India Pvt Ltd is a fast growing construction and real estate development firm offering its services across Tirupati. We continue to be a trusted partner in the commercial, Residential sectors, with an extensive portfolio of projects throughout Tirupati.

Rithya Constructions India Pvt Ltd endeavor towards excellence in Construction and Real Estate Development. The company always gives extreme priority to quality, safety and performance. The Rithya Constructions team of dedicated people work closely with customers, offer detailed consultation in order to understand their requirement and preferences. Thus Rithya Constructions able to offer an ideal solution that achieves high level of customer satisfaction.

Bhaskar Rithya Heights is a prestigious construction project developed by Rithya Constructions India Pvt Ltd in the temple town Tirupati. Project is being developed in the area of 1.8 acres as a gated community. It is a highrise building with Commercial Complex and Residential Apartments. The project is located at Thatithopu, Cherlopalli. It is very near to all prime locations of Tirupati.







Nanga Bhanu Kiran Reddy

Managing Director

Mr. Bhanu Kiran Reddy, Managing Director of Company has nearly 2 decades of experience in real estate sector. He has completed his Bachelors of Engineering in the year 2001. His instinct and enterprising personality trait has driven him towards business. He started his construction business in the year 2002 at Tirupati - The Spiritual Capital of Andhra Pradesh. He has associated with the company as promoter, responsible for the overall operations and is instrumental in making strategic decisions for the company. He has fulfilled dreams of more than 500 families in 18 years. Along with Real Estate sector expertise, he possesses strong marketing skills, persistence, quality work, on-time delivery, unconditional support and delivering more than committed has made him to stand apart from peers.



Duvasi Vinay

Director

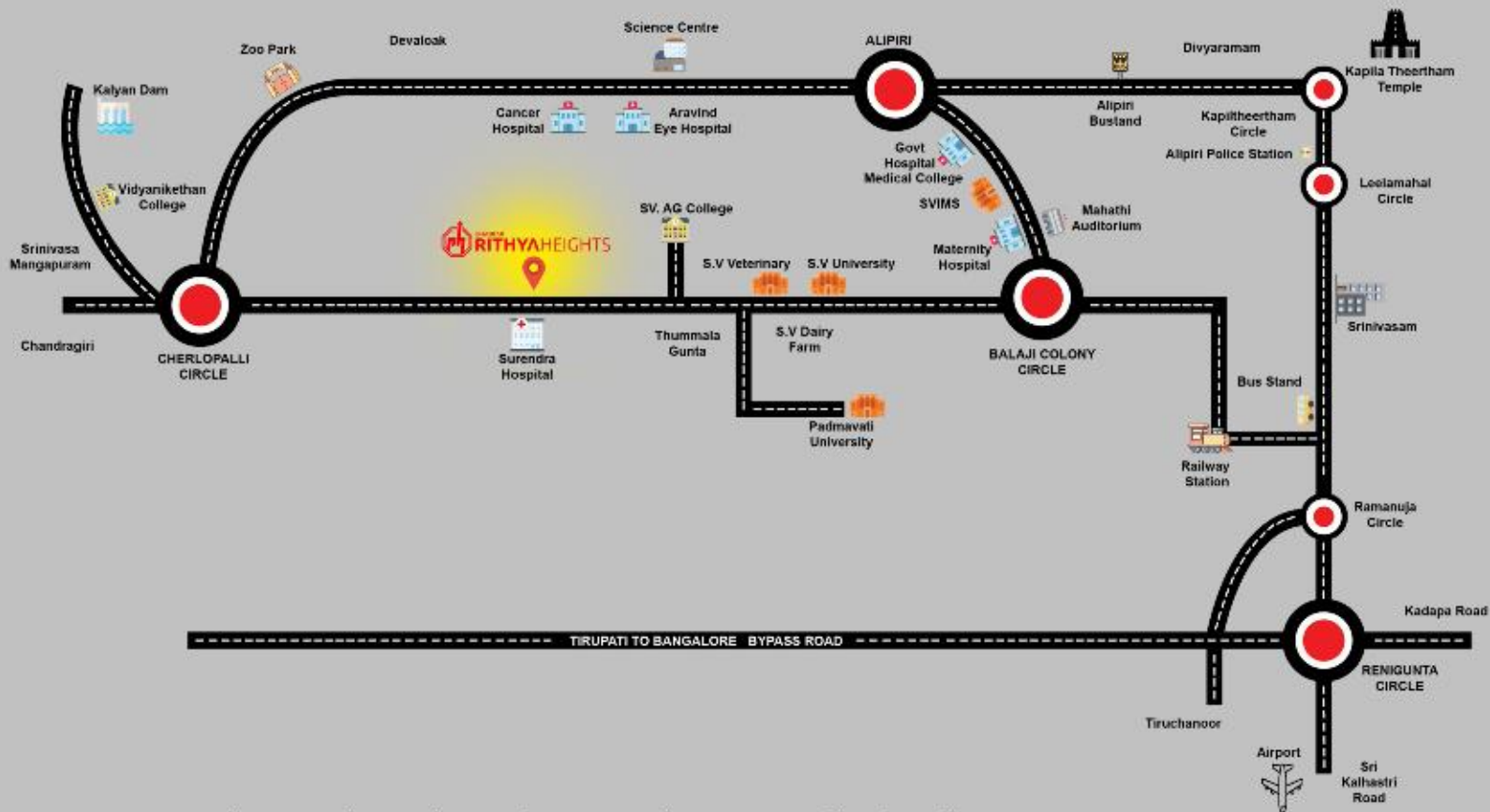
Mr. Duvasi Vinay, Masters in Technology, Director of the Company. He is a proven entrepreneur, honed by 18 years of experience in Government establishment, Education, IT & ITES and inheritance expertise in Construction sector from Parents. He is currently leading couple of organization successfully during last one decade and known for dedication and commitment toward his customers. He is currently associated with the company to render his expertise in the areas of Marketing, Customer relationship, organization development, Procurement and human resource management and development.



it's a privilege to stay close to Tirumala



LOCATION MAP



Rithya Heights is located in prime location at Cherlopalli. It is very near and well connected to all important places in and around Tirupati.

Hospitals

Government hospital: 5km
SVIMS: 5km
Cancer Hospital: 4km
Aravind Eye Hospital: 4.5km

Educational Institutions

SV AG College: 1.5km
SV University: 3km
SV Veterinary College: 2.5km
Padmavati Mahila University: 3km
SV Arts College: 3.5km

Police

SV University Police Station: 1.8km

Transport

Tirupati RTC Bus Stand: 5km
Tirupati Railway Station: 5km
Tirupati Airport: 19km

Temples

Alipiri: 5km
Srinivasa Mangapuram: 4km
Tiruchanoor: 9km
Kalyani Dam: 12km
Balaji Colony: 3.5km
TTD Dairy Farm: 2.5km
Zoo Park: 2km
Cherlopalli: 500mts



PROJECT HIGHLIGHTS

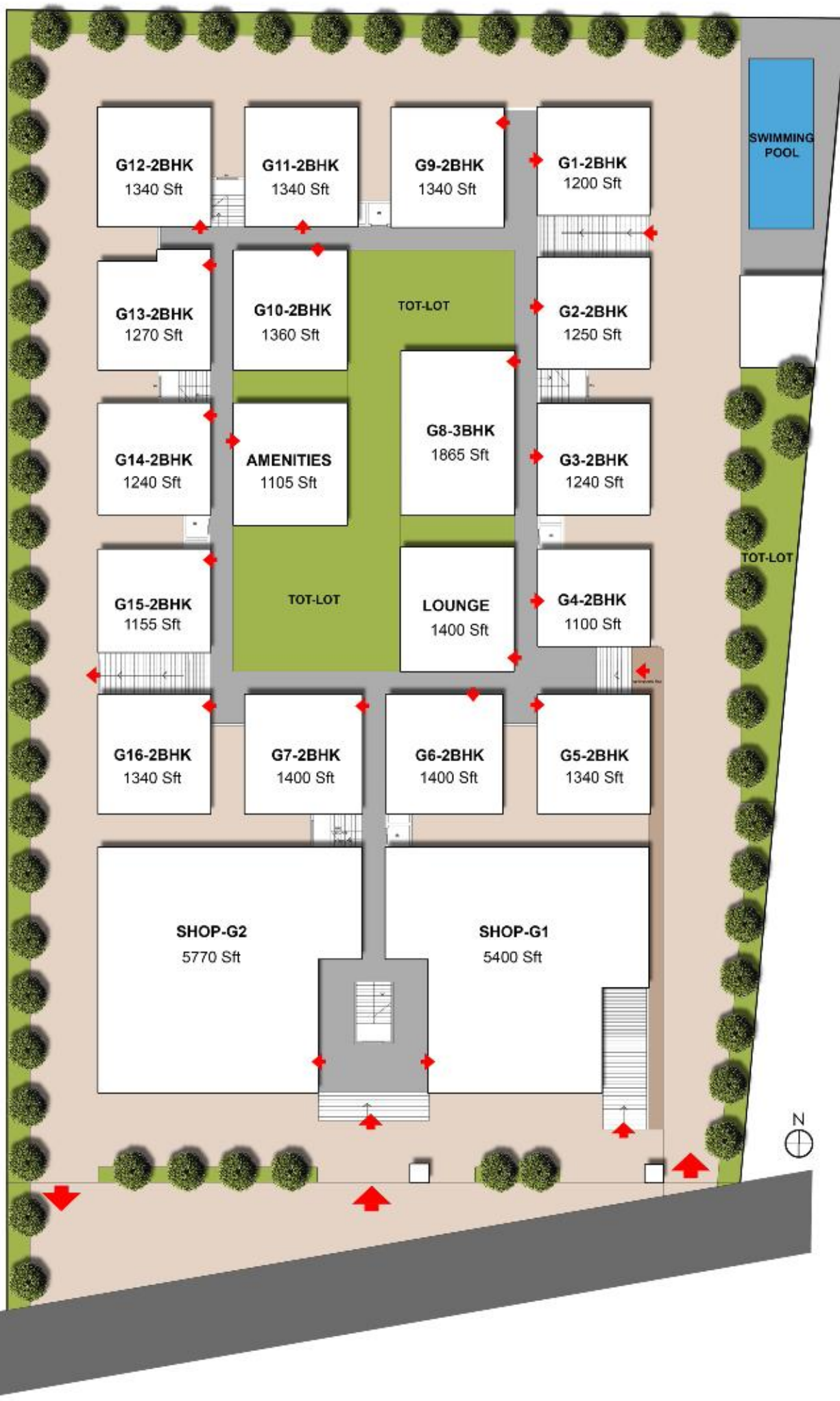
- 1.85 acre gated community.
- 24x7 sufficient water from four bores.
- Project is just opposite to Surendra multi-speciality hospital in Tirupati to Chandragiri 150 feet road (Thatitopu).
- 2 cellar floors for car parking.
- 100% Vasthu.
- Total 216 flats. 201 residential. 6 commercial. 9 for amenities.
- Digital App for the residents for smart management.
- Garbage chutes on every floor for easy waste disposal.
- 15 water harvesting pits.
- Intercom for high security.
- Very close to Universities, Schools and Hospitals.
- Experienced Architecture quality in construction.



 BHASKAR
RITHYA HEIGHTS



GROUND FLOOR PLAN





LOUNGE

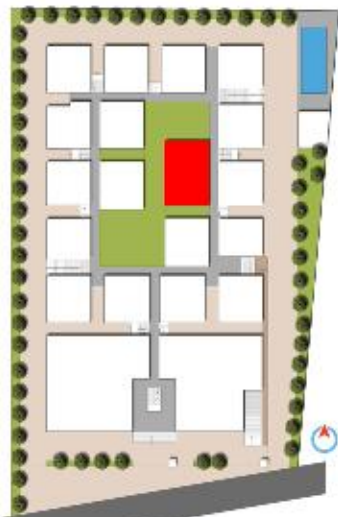


GROUND FLOOR

Office, Lounge and waiting area

APARTMENT G8 - 3BHK

NORTH FACING FLAT 1865 SFT



GROUND FLOOR



FLOOR PLAN



3D FLOOR PLAN



Living Room



Dining Room



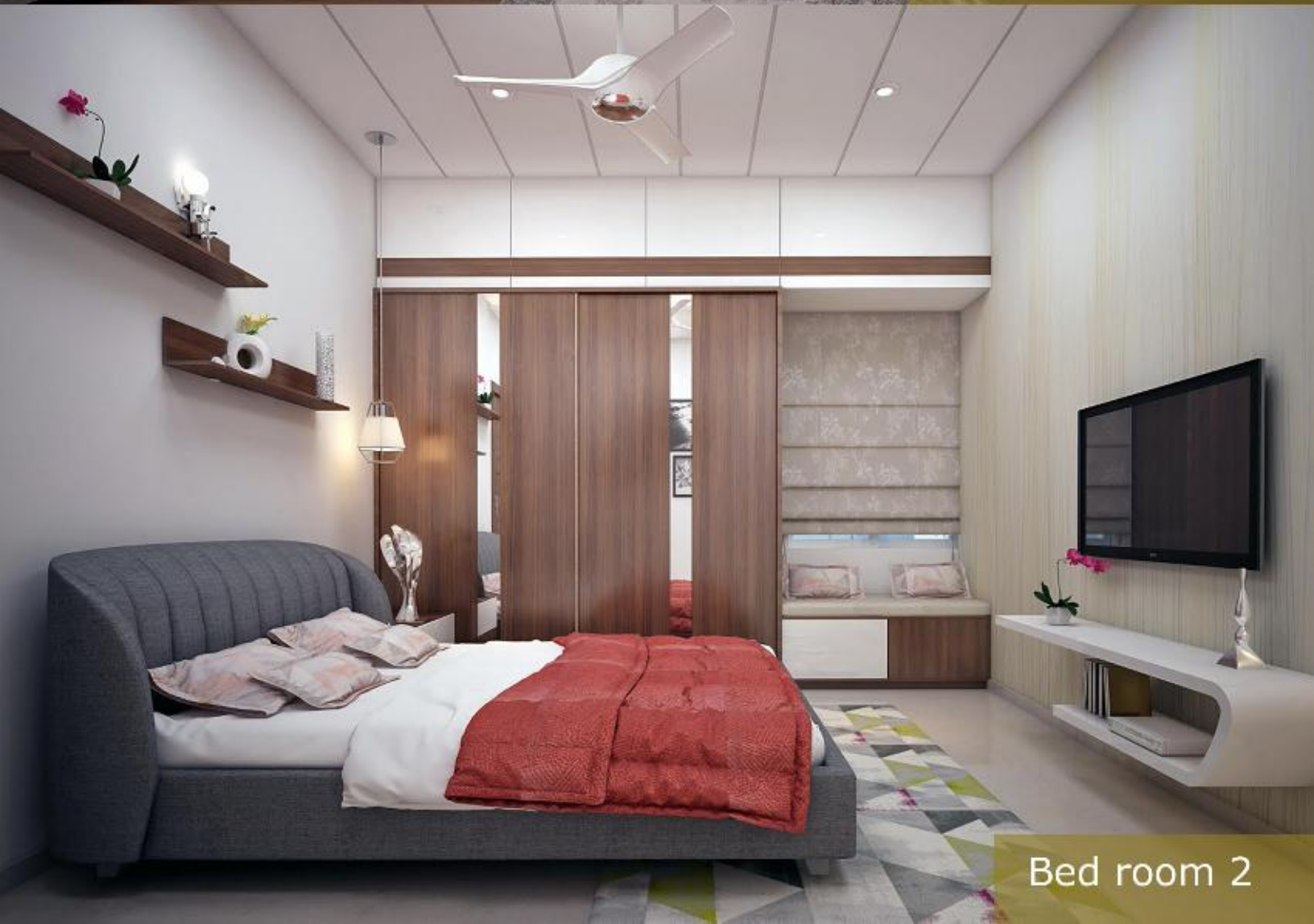
Kitchen



Puja Room



Master Bed room



Bed room 2

APARTMENT G9 - 2BHK

EAST FACING FLAT G9 1310 SFT



GROUND FLOOR



FLOOR PLAN



3D FLOOR PLAN



LIVING ROOM



KITCHEN



DINING



PUJA ROOM



MASTER BED ROOM



BED ROOM 2

APARTMENT G10 - 2BHK



NORTH FACING FLAT G10 1360 SFT



FLOOR PLAN



3D FLOOR PLAN



LIVING ROOM



KITCHEN



DINING



APARTMENT G11 - 2BHK

SOUTH FACING FLAT 1310 SFT
FLAT NO.G 11



GROUND FLOOR



FLOOR PLAN





LIVING ROOM



KITCHEN



DINING



MASTER BED ROOM



BED ROOM 2

APARTMENT G14 - 2BHK

EAST FACING FLAT G14 1245 SFT



GROUND FLOOR



FLOOR PLAN



3D FLOOR PLAN



LIVING ROOM



KITCHEN



DINING



PUJA ROOM

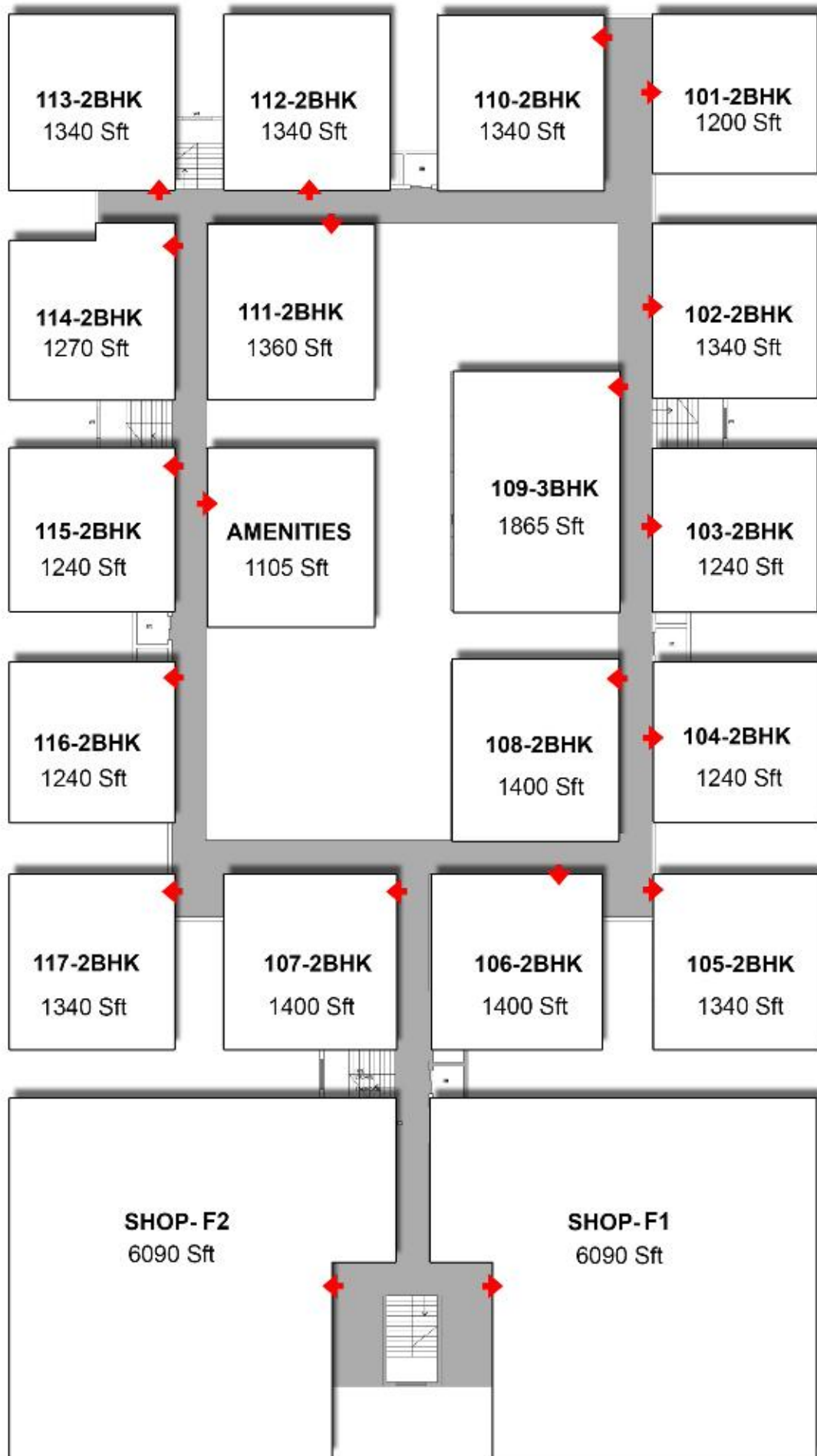


MASTER BED ROOM



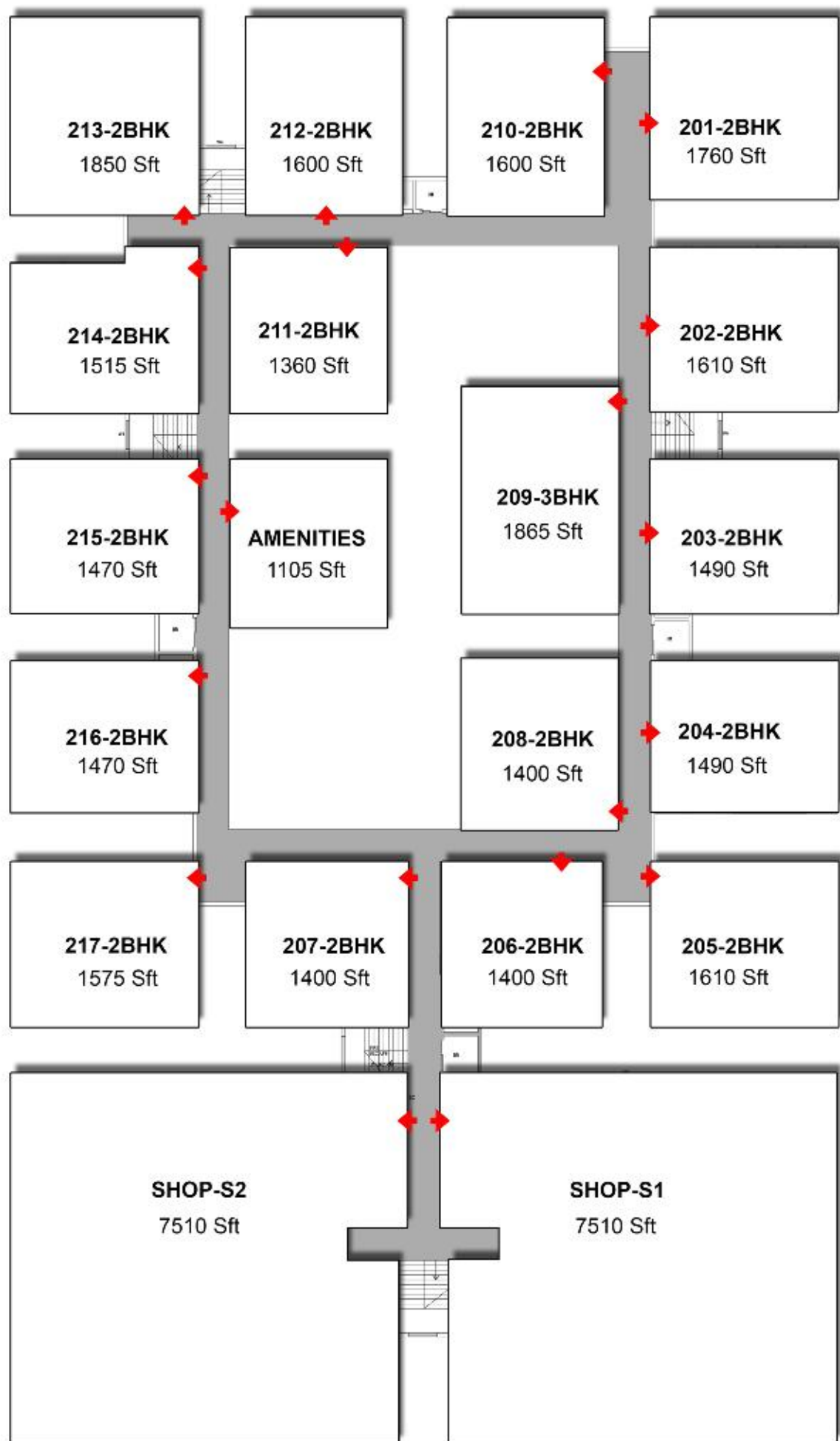
BED ROOM 2

FIRST FLOOR PLAN



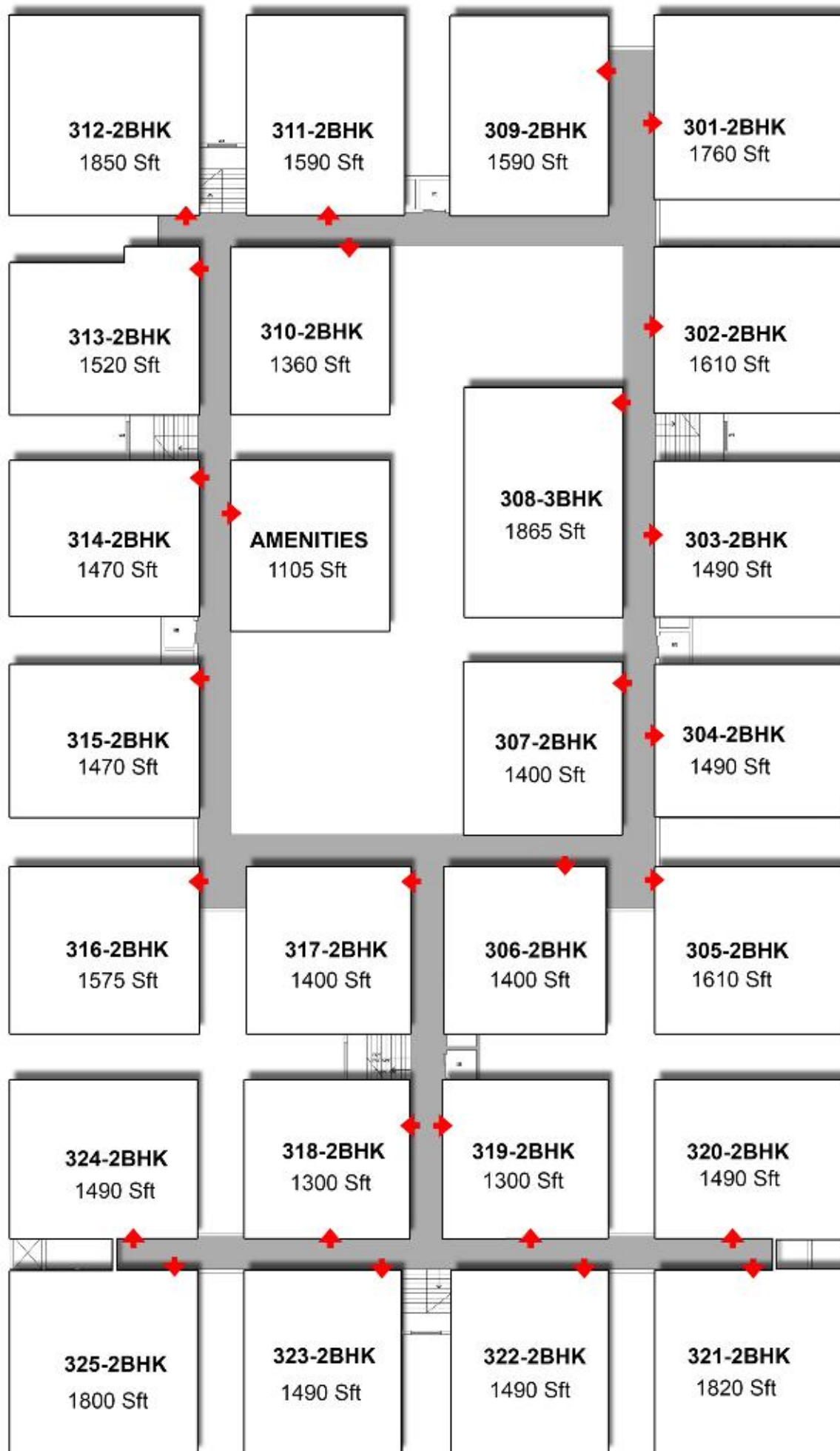


SECOND FLOOR PLAN





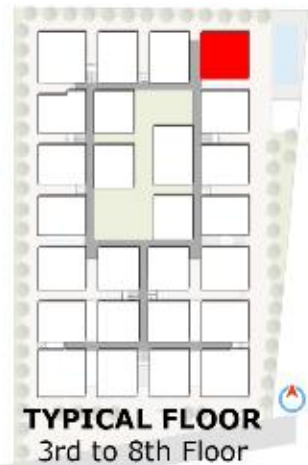
TYPICAL FLOOR PLAN (3rd Floor to 8th Floor)





APARTMENT 301 - 2BHK

WEST FACING FLAT 1760 SFT
FLAT NO.301

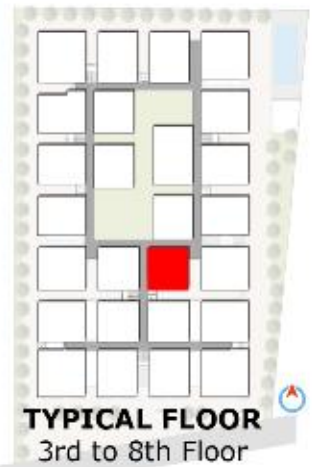


FLOOR PLAN



APARTMENT 306 - 2BHK

NORTH FACING FLAT 1400 SFT 
FLAT NO.306

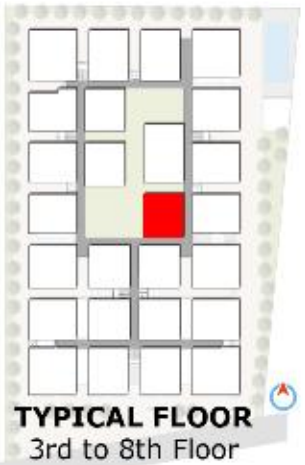


FLOOR PLAN



APARTMENT 307 - 2BHK

EAST FACING FLAT 1400 SFT
FLAT NO.307



FLOOR PLAN

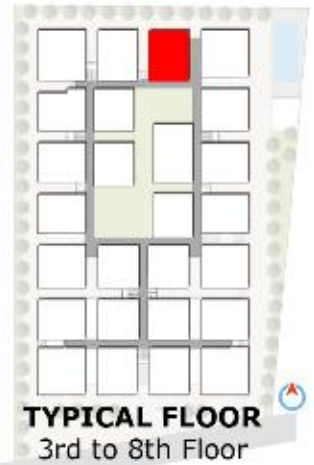


APARTMENT 309 - 2BHK

EAST FACING FLAT 1590SFT



FLAT NO.309

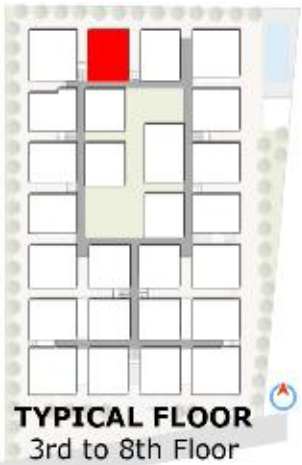


FLOOR PLAN



APARTMENT 311 - 2BHK

SOUTH FACING FLAT 1590SFT
FLAT NO.311



TYPICAL FLOOR
3rd to 8th Floor

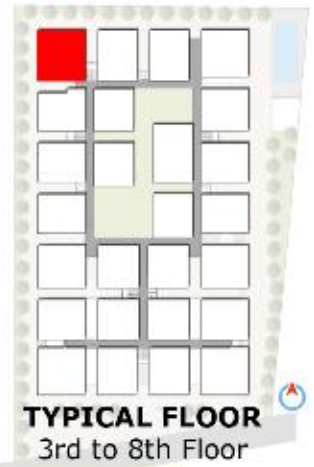


FLOOR PLAN



APARTMENT 312- 2BHK

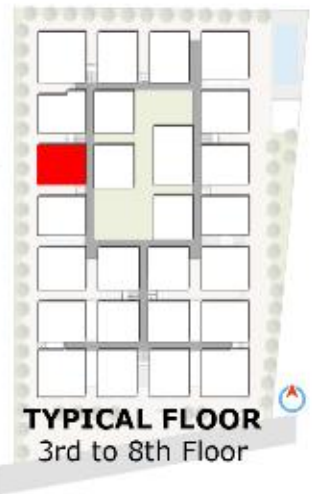
SOUTH FACING FLAT 1820SFT
FLAT NO.312



FLOOR PLAN



APARTMENT 314- 2BHK



EAST FACING FLAT 1460SFT



FLAT NO.314



FLOOR PLAN





COMMON AMENITIES

- **SOLAR** - Total solar lights in common area, park area, jogging track pole lights, basement, by which the maintenance is reduced for the residents.
- And also solar fencing on the compound wall for high security.
- Power back-up for lifts, cctv surveillance, common areas and water motors.
- **GARBAGE CHUTE SYSTEM** will be installed on every floor for easy waste disposal.
- **24x7 SECURITY** - Total building will be under CCTV surveillance which includes common areas, cellar parking, parks, entrance and exit arch.
- Kids pool and adults swimming pools with cloakrooms.
- Open children play area in park, Chatting huts for senior citizens in park, 6ft wide gardening surrounded by the compound wall.
- **RO SYSTEMS, WATER SOFTNERS, STP, FIRE EXTINGUISHERS, LOUNGE CUM WAITING AREA, JOGGING TRACK.**







AMENITIES BLOCK



FIRST FLOOR

Children day care center & play area

AMENITIES BLOCK



SECOND FLOOR GYM FOR MEN

AMENITIES BLOCK



THIRD FLOOR GYM FOR WOMEN

AMENITIES BLOCK



FORTH FLOOR

Yoga, meditation & aerobics hall

AMENITIES BLOCK



FIFTH FLOOR Library

AMENITIES BLOCK



SIXTH FLOOR

Club house, conference hall & indoor games

AMENITIES BLOCK



SEVENTH FLOOR
Function hall

AMENITIES BLOCK



EIGHTH FLOOR
Function hall 2



SPECIFICATIONS

Structure

- RCC framed structure with RCC slabs & beams system Super structure
- External Walls in bricks masonry 9" thick using light weight bricks/AAC blocks
- Internal walls in bricks masonry 4 ½" thick using solid light weight bricks/AAC Blocks

Wall Finisher

- Internal walls Double coat plastering, exposed surfaces shall be finished with Two coats of roller applied plastic emulsion of Asian paints or equivalent make over smoothly prepared surface with putty
- External walls weather proof paints in smooth or Textured finish of Asian paints or equivalent make Water Proofing:
- Water Proofing in all toilets and other wet area

Frames

- Main door frame in solid Teak Wood with Architraves finished with Melamine polish . Size 3"*6"*7'9" width 4' Door
- Internal door frames with Teak wood frames with size 2.5"*5"*7'9"*3'5" Architraves finished with Melamine polish
- Toilets frames with granite

Shutters

- Main door: solid Teak woods doors width thickness of 2 inches grand handle
- Bed rooms doors: Laminated Doors
- Toilets door :WPC doors
- Hardware: Doors Hinges and Tower bolts in SS/Brass SS coated
- Windows: Triple track WPC windows with mosquitoes mesh with Granite finishing

Railings

- SS Railings for staircase and MS Railings for Balconys
- External & Internal railing in SS with glass

Counter Tops

- Toilet washbasins In all toilets
- Kitchen & Utility: A sink in kitchen and utility

BHASKAR

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SPECIFICATIONS

Flooring & Skirting

- Foyer, Drawing, Living, Dinning and Kitchen : Johnson or RAK Equivalent 800*1600 double charger tiles or gvt tiles
- Master Bed Room: Johnson or RAK Equivalent or Bandhan 600*600 double charged tiles
- Other Bedrooms& kitchen : Johnson or RAK Equivalent or Bandhan make 300*600
- Wall/Bathroom :300*300 anti-skid tiles for flooring and 300*600 wall tiles
- Sitouts: Johnson or RAK Equivalent or Bandhan
- Toilet utility: Johnson or RAK Equivalent or Bandhan
- Pathways & Other Hard surface in Landscaped areas: Rough tandoor stone slabs
- Staircase and corridors: Granite flooring
- Skirting: Granite with Half round finish for all rooms
- Parking Area: Rough tandoor stone Flooring Dado
- Kitchen: up to 4' in Glazed ceramic tiles of RAK or Bandhan or equivalent
- Utility: up to 4' in glazed ceramic tiles of RAK/ or Bandhan or equivalent

Bath Fixtures and plumbing Sanitary Fixtures

- Washbasins: Bedroom toilet washbasins of Kohler or equivalent of counter above type
- EWC: wall mounted EWC of Kohler or equivalent with concealed flush tank, health faucet and angles stopcocks CP Fixtures/ Faucets:
- Basin mixers: of Kohler or equivalent basin mixer for hot and cold water & angle stopcocks
- Master bedrooms showers: concealed Multiple lever Thermostat diverter for hot and cold water , over head showers & spout of Kohler or equivalent make
- Other bedrooms showers : concealed Single lever diverter for hot and cold water, over hand shower& spout of Kohler or equivalent make

Kitchen bowls

- Kitchen: single bowl with drain board of size 40"*20" of FRANKE make or equivalent with table mounted sink cock with swinging spout, angle stopcocks below counter.
- Wet kitchen: single bowl with drain board of size 20"*20" of FRANK make or equivalent with table mounted sink cock ,angle stopcocks below counter. Necessary plumbing provisions shall be made for washing machine
- **STP:** centralized Sewerage Treatment plant for treating sewerages water to be used for land scaping and flush tanks
- **Drainages :** internal and external drainage lines in UPVC of SUPREME make or equivalent.

SPECIFICATIONS

Electrical Fixtures and cables

- Light points: One light point for every 70 SFT of built up area for each unit. Two way light points one each in bedrooms. One light point for every 150 SFT of Garden area
- Fan points: One point each in drawing, living, all bedrooms, dining ,& kitchen.
- Exhaust fan points in all toilets
- Provision for foot lamps in all bedrooms
- Bell :One call bell point with buzzer outlet in drawing power sockets:
- 5AMPS: 2 nos 5amps in each bed rooms, 1 no 5 amp in each toilet, 2 each in dining and drawing, 1 each in sitouts, 3nos in kitchen(For cook top, chimney and RO unit)
- 15 AMPS :6 nos for refrigerator, washing machine, oven and other kitchen appliances in kitchen and Utility
- 20 AMPS: Spilt type AC'S points in all bedrooms, dining, living& drawing
- TV Cable outlets: conduit for TV cable in living, drawing, Master bedroom
- Telephone: Telephone points in Living room
- Intercom: Intercom wiring and point in living room connect between all units and security room
- Internet: Internet cable conduit provision in living room
- Earthing : Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer, DG set , elevator and lighting protection
- Distribution Boards with ELCB 's and MCB's of MDS Legrand /ABB/ havells or Equivalent make
- Switches : Legrand or Equivalent make
- Cables : concealed copper wiring of polycab/ Finolex or equivalent
- Power backup:100% power backup for common areas and lifts water motor pumps

Best in-class Specifications.

Superior detailing.

Loaded with ideas.

The best that there is.



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